

Arena House

Kemmings Close, Paignton, Devon, TQ4 7TW





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Modern Manufacturing/Distribution/Warehouse Premises
Gross Internal Area Approx. 1,750m² (18,840 sq ft)
Car Park for 20+ Vehicles/Possibility for Secure Yard
Excellent Office Provision
A Very Rare Opportunity - Suitable for Many Uses

LOCATION

The property is located on Kemmings Close, off Long Road which is the main spine road leading to Torbay Business Park, Westfield Business Park and South Devon College, as well as other trade and commercial centres in the vicinity.

Long Road connects with the A3022 which now provides almost entirely dual carriageway access to Torquay and (via the South Devon Highway) Newton Abbot and Exeter/the motorway network beyond.

Nearby occupiers include manufacturers, distribution businesses, food processing businesses, trade counters and South Devon College.

DESCRIPTION

The property comprises a modern industrial premises of mid 1990's construction, being of steel portal frame construction with insulated steel cladding and roof.

The property has excellent office provision to the front of the building at first floor level. The remainder is ground and mezzanine level open plan warehousing/production space - flexible to suit most future occupiers.

Ref No: 5147

Annual Rental of £80,000

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The accommodation briefly comprises:-

GROUND FLOOR

WAREHOUSING STORES WELFARE FACILITIES

922m² (9,924 sq ft)

FIRST FLOOR

OFFICES

190m² (2,045 sq ft)

WAREHOUSING

615m² (6,621 sq ft)

TENURE

The property is available by way of a new Full Repairing and Insuring lease, exact lease length and terms to be agreed by negotiation.

RATEABLE VALUE

We have been informed by the Valuation Office Agency that the property has the following Rateable Value:

2023 List: £74,500.

Please note this is not Rates Payable. For further information as to Rates Payable please contact the Local Billing Authority, Torbay Council.

VAT

We are informed that the property is not currently opted for tax and therefore, VAT will not be charged on initial rent.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

EPC RATING C

VIEWING

The property is still occupied by the outgoing tenant. Therefore, any visit or inspection is strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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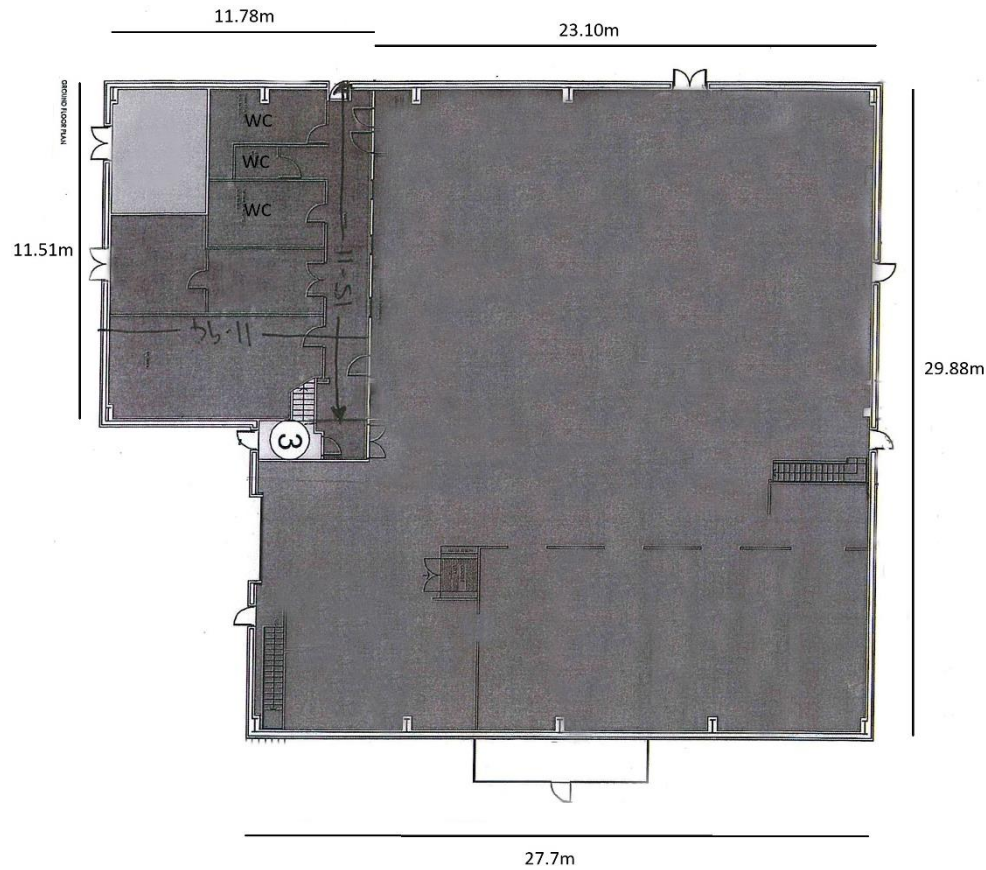




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GROUND FLOOR



MEZZANINE FLOOR



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www.bettesworths.co.uk
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TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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